

2022 FUTURE LAND USE ATLAS AMENDMENT APPLICATION

Part 1. Amendment Data

Instructions are provided in italics. Delete the italicized instructions and replace with non-italicized information. Do not use acronyms. Do not use "N/A" (not applicable). Any references to an attachment must include a summary of that attachment within the tables.

A. Amendment Data

Round	23-A	Intake Date	05/11/2022
Application Name	Tropical World Nursery	Control No.	1995-00021
Acres	8.94	Concurrent Zoning application?	Yes
		Text Amend?	No
PCNs	00424327050580701		
Location	East side of Hagen Ranch Road approximately ½ mile south of Woolbright Road		
	Current	Proposed	
Tier	Urban/Suburban	No change requested.	
Use	Vacant	Congregate living facility – with 256 beds	
Zoning	Residential Planned Unit Development	Planned Unit Development	
Future Land Use Designation	Low Residential, 3 unit per acre	Congregate Living Residential	
Underlying Future Land Use Designation	None.	Low Residential, 3 units per acre	
Conditions	None.	Limitation of 256 beds.	
Density Bonus	There are no density bonuses.	The calculation of beds is based on 12 units per acre	
Total Number of Units	There are no units existing.	256 beds	

B. Development Potential

	Current FLU	Proposed FLU
Density/Intensity:	3 units per acre	12 units per acre for bed calculation only
Maximum Dwelling Units ¹ (residential designations)	Single Family, 26 units 3 du/acre x 8.94 ac. = 26.82	Single Family/Multi-Family, 107 units 12 du/acre x 8.94 ac. = 107.28
Maximum Beds (for CLF proposals)	26.82 max du x 2.39 = 64.10	107.28 max du x 2.39 = 256.40
Population Estimate	26.82 max du x 2.39 = 64.10	107.28 max du x 2.39 = 256.40

Maximum Square Feet 2, 4 (non-residential designations)	None.	None.
Proposed or Conditioned Potential 3, 4	-	Congregate living facility with 256 beds
Max Trip Generator	Single Family Detached (ITE 210) Daily = 10 trips / unit AM = 0.74 trips / unit PM = $\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	Assisted Living Facility (ITE 254) Daily = 2.6 trips / bed AM = 0.19 trips / bed PM = 0.26 trips / bed
Maximum Trip Generation	Daily = 260 AM = 19 PM = 28	Daily = 666 AM = 49 PM = 67
Net Daily Trips:	406 (maximum minus current) 406 (proposed minus current)	
Net PH Trips:	30 AM, 39 PM (maximum) 30 AM, 39 PM (proposed)	

1. Maximum units per acre see Future Land Use Element;
2. Maximum FAR see FLUE. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.

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Part 2. Applicant Data

A. Agent Information

Identify the information for the agent processing the application. The agent will be the primary contact for Planning Division staff throughout the amendment process.

Name	David Milledge & Donaldson Hearing
Company Name	Cotleur & Hearing
Address	1934 Commerce Ln, Suite 1
City, State, Zip	Jupiter, Florida 33458
Phone / Fax Number	561-747-6336
Email Address	dmilledge@cotleur-hearing.com / dhearing@cotleur-hearing.com

B. Applicant Information

Identify the information for each Property Owner and Contract Purchaser. Duplicate table as needed.

Name	John Csapo, CDO
Company Name	KT Boynton Tropical, LLC
Address	105 NE 1 st Street
City, State, Zip	Delray Beach, Florida 33444
Phone / Fax Number	561-682-9500
Email Address	jcsapo@kolter.com
Interest	Property Owner

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Part 3. Site Data

A. Site Data

Built Features	Four existing buildings are on site totaling approximately 5,000 square feet. Also, there are three wooden sheds. Please see Application Attachment F for additional information.
PCN	PCN 00424327050580701 TRACTS 72, 71 AND THE WEST 30 FEET OF TRACT 70, INCLUSIVE, BLOCK 58, "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 70 FEET THEREOF, AND THE WEST 30 FEET OF SAID TRACT 72, BLOCK 58. SAID LANDS LAYING IN THE COUNTY OF PALM BEACH, FLORIDA, AND CONTAIN 8.939 ACRES, MORE OR LESS. The above legal description is also provided in Attachment A. A survey is included as Attachment P.
Street Address	7401 Tropical World Way
Frontage	Hagen Ranch Road and Tropical World Way. 590 feet of frontage along Hagen Ranch Road. Tropical World Way is located completely internal to site.
Legal Access	Hagen Ranch Road
Contiguous under same ownership	Owner does not own any contiguous property.
Acquisition details	Purchased March 2, 2020 from C. Bruce Pearson at a cost of \$4,750,000.
Size purchased	8.94 acres – size has not changed since it was purchased.

B. Development History

Control Number	1995-00021
Previous FLUA Amendments	None.
Concurrency	Zoning Division was unable to confirm a concurrency reservation and is unable to opine as to whether a reservation was previously obtained in 1995 as the process at that time was different. Notwithstanding the foregoing, the subject site had previously been operating as a wholesale nursery so it de facto had some concurrency reservation to some extent or degree.
Plat, Subdivision	Palm Beach Farms Company Plat No. 3 (PB 2/45-54)
Zoning Approvals & Requests	

Reso. No.	App. No.	Status	Type	Description	Changes proposed (if any)
R-1996-129	Z/CA-1995-21	Approved	Z/CA		
R-1998-416	DOA-1995-21	Approved w/ conditions	DOA	Delete condition	
-	DRC-1995-21	Approved	-	Site Plan Approval	
-	ABN-2005-1235	Complete	ABN	Abandon Class A Conditional Use	
R-2006-522	PDD/R/TDR/W-2005-1233	Approved w/ conditions	Rezone	Rezoned from RTS to RPUD	
R-2006-523	PDD/R/TDR/W-2005-1233	Approved w/ conditions	Transfer	TDR for 5 units and designate receiving area	
R-2006-524	PDD/R/TDR/W-2005-1233	Approved w/ conditions	Waiver	Waiver of Article 3.E.1.C.2	
R-2006-742	PDD/R/TDR/W-2005-1233	Approved w/ conditions	DOA	Correcting R-2006-522	
-	DRO-2006-824	Withdrawn	DRO	Final Subdivision Plan	
R-2010-672	ABN/DOA-2009-3922	Adopted w/ conditions	ABN	Revoke R-2006-523 & R-2006-742	
R-2010-673	ABN/DOA-2009-3922	Adopted w/ conditions	DOA	Allow reconfiguration of preliminary master plan, deletion of land area, reduction of units, and modify conditions	
-	ZC-2014-733	Complete	ZC	Zoning confirmation letter	
-	PCN-2015-1154	Complete	PCN	Pre-application	
-	CDTE-2017-77563	Approved	CDTE		
-	CDTE-2017-77565	Approved	CDTE		
-	CDTE-2017-77567	Approved	CDTE		
-	PCN-2017-2017	Complete	PCN	Pre-application	
-	PCN-2019-867	Complete	PCN	Pre-application	
-	PCN-2019-1059	Complete	PCN	Pre-application	
-	CDTE-2019-83395	Approved	CDTE		
R-2022	DOA-2022-	Anticipated	DOA	Anticipated application	

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Part 4. Consistency

A. Consistency – Provide responses in Attachment G as G.1 through G.5. *If a text amendment is proposed, the following must be written for BOTH the text and FLUA amendment as a whole.*

Justification Provide as G.1.	<p>Provide a justification for the amendment as required by Future Land Use Element Policy 2.1-f. The adopted designations are presumed to be correct, and the justification statement must demonstrate that a change is warranted. The justification list all of the following headings with responses in order to be found sufficient for processing. To be considered adequate, the justification must demonstrate consistency with the factors 1 and 2.</p> <p>1) The proposed use is suitable and appropriate for the subject site; and</p> <p>2) There is a basis for the proposed amendment for the particular subject site based upon one or more of the following:</p> <p>a. Changes in FLU designations on adjacent properties or properties in the immediate area and associated impacts on the subject site;</p> <p>b. Changes in the access or characteristics of the general area and associated impacts on the subject site;</p> <p>c. New information or change in circumstances which affect the subject site;</p> <p>d. Inappropriateness of the adopted FLU designation; or</p> <p>e. Whether the adopted FLU designation was assigned in error.</p> <p>Note: If the amendment includes a Text change, then the Justification must be a single justification combined to support the Text and FLUA amendment. The Text Amendment Justification must be incorporated into a single FLUA/Text amendment Justification to be provided with the FLUA amendment.</p>
Residential Density Increases Provide as G.2.	<p>Per Future Land Use Element Policy 2.4-b, provide a written analysis of the following:</p> <p>1) Demonstrate a need for the amendment.</p> <p>2) Demonstrate that the current FLUA designation is inappropriate.</p> <p>3) Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.</p>
Compatibility Provide as G.3.	<p>Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.</p>
Comprehensive Plan Provide as G.4.	<p>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element (see the Special Planning Areas Map, LU 3.1).</p>
Florida Statutes Provide as G.5.	<p>Optional: The applicant has the option of including written data and analysis to demonstrate consistency with Chapter 163.3177, F.S..</p>

Please see Attachment G for Applicant's Justification Statement and responses to G.1, G.2., G.3., and G.4.

B. Surrounding Land Uses. *Indicate the following for each surrounding property:*

- **Uses.** Indicate the existing land use, subdivision name, and existing units and density (residential) or square footage (non-residential).
- **FLUA Designations.** Indicate the future land use designations. No acronyms.
- **Zoning.** Indicate the Zoning and petition numbers. No acronyms.

Adjacent Lands	Use	Future Land Use	Zoning
North	Senior Living Facility – Allegro – 140 beds – 147, 015 square feet – Application 2015-00120	Institutional, 8 units per acre	Multiple Use Planned Development
South	Residential – The Cascades – 928 units – 3 units per acre – Petition PDD-95-19(A)	Low Residential, 3 units per acre	Planned Unit Development
East	Residential – The Cascades – 928 units – 3 units per acre – Petition PDD-95-19(A)	Low Residential, 3 units per acre	Planned Unit Development
West	Residential – Valencia Lakes – 696 units – 3 units per acre – Petition PDD-95-40(B)	Low Residential, 3 units per acre	Planned Unit Development

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Part 5. Public Facilities Information

A. Traffic Information		
<p><i>In order to be accepted on the day of intake, the application must include a written letter from the County Engineering Department indicating compliance with Policy 3.5-d of the Future Land Use Element of the Comprehensive Plan. The letter must state if the traffic generation for the amendment meets Policy 3.5-d at the maximum density/intensity for the proposed future land use designation or the square footage/use proposed to be assigned as a voluntary condition of approval. For more information, contact the Traffic Division at 684-4030.</i></p>		
	Current	Proposed
Max Trip Generator	Single Family Detached: 10 daily trips/DU, 0.74 AM trips/DU, PM LN(T)=0.96LN(X)+0.20 trips	Assisted Living Facility: 2.60 trips/bed, AM 0.19 trips/bed, PM 0.26 trips/bed
Maximum Trip Generation	Daily = 260 AM = 19 PM = 28	Daily = 666 AM = 49 PM = 67
Net Daily Trips:	____406____ (maximum minus current) ____409____ (proposed minus current)	
Net PH Trips:	____30____ AM, ____39____ PM (maximum) ____30____ AM, ____39____ PM (proposed)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	None
Traffic Consultant	Adam B. Kerr, P.E., Kimley-Horn	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 73 – Boynton Beach Boulevard	
Nearest Palm Tran Stop	Stop 6792 (Boynton Beach Boulevard and Hagen Ranch Road) – 1.6 miles	
Nearest Tri Rail Connection	Route 73, Stop 6792 connects to Boynton Beach Station (Tri Rail)	
C. Potable Water & Wastewater Information		
<p><i>The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain</i></p>		

their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

Potable Water & Wastewater Providers

PBCWUD currently has the capacity to accommodate the proposed FLU designation. The nearest connection is adjacent to the subject property within Hagen Ranch Road which includes a 42" potable water main and a 42" sanitary sewer force main. Offsite improvements and a lift station will be required. See Attachment I.

Nearest Water & Wastewater Facility, type/size

Southern Regional Water Reclamation Facility

D. Drainage Information

The subject property is under the jurisdiction of Palm Beach County, Lake Worth Drainage District and the South Florida Water Management District. The subject property is located within the C-15 basin. The CS-11 major control structure is located to the southeast of the property near the junction of the L-30 and E-3 canals. The Southern Regional Water Reclamation Facility is located approximately 1 mile south of the subject property. Legal positive outfall is existing via a piped connection and platted drainage easement within Jones PUD.

See Attachment J for additional information.

E. Fire Rescue

Nearest Station

PBCFR Station #44, 6670 Flavor Pict Road

Distance to Site

1.8 miles

Response Time

6 minutes, 30 seconds (call received to on scene)

Effect on Resp. Time

The estimated response time to this facility of 6 minutes and 30 seconds is lower than the average response time of 7 minutes and 11 seconds this station had during the 2021 fiscal year. Based on the proposed property type, PBCFR opines that changing the land use will cause a significant impact by generating 290 calls annually. Please see Attachment K containing the letter from PBCFR.

F. Environmental

Significant habitats or species

There are no significant habitats on the subject site. The subject site was previously used as a wholesale nursery. Existing vegetation include the ROW buffer and compatibility buffers, which have a mix of exotics. Other vegetation on site includes old inventory which has become overgrown. Please see Attachment L for additional information.

Flood Zone*

The site is located within Flood Zone X. Please see Attachment M.

Wellfield Zone*

The site is partially located within Zone 4. Enclosed herein is Attachment M.

** If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.*

G. Historic Resources

No new historic or architecturally significant resources are located on or within 500 feet of the subject site. Please see Attachment N for the Historical and Archaeological Resource Review letter.

H. Parks and Recreation - Residential Only (Including CLF)

Indicate the name and location of each of the applicable parks. Information is available from Parks and Recreation at (561) 966-6600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	West Delray Regional Park 10875 Atlantic Avenue Delray Beach	0.00339	192	0.65088 ac
Beach	Ocean Inlet Park 6990 N. Ocean Boulevard Boynton Beach	0.00035	192	0.0672 ac
District	Green Cay Nature Center	0.00138	192	0.26496 ac

I. Libraries - Residential Only (Including CLF)

Indicate the name and location of the closest County Library. Information is available from the PBC Library System at (561) 233-2600. Indicate the population change from Development Potential Data and Analysis. Multiply the population change by the LOS.

Library Name	Hagen Ranch Road Library			
Address	14350 Hagen Ranch Road			
City, State, Zip	Delray Beach, Florida 33446			
Distance	3.1 miles			
Component	Level of Service	Population Change	Change in Demand	
Collection	2 holdings per person	192	384 holdings	
All staff	0.6 FTE per 1,000 persons	192	0.1152 FTE	
Library facilities	0.6 square feet per person	192	115.2 SF	

J. Public Schools - Residential Only (Not Including CLF)

Summarize School Comment Letter here and provide as Application Attachment O. Please contact Joyce Cai at the School District of Palm Beach County at (561) 434-8000 to obtain a comment letter. Identify the name of the public schools that would educate potential school age children based on the current boundaries and the distance from each to the site. This information is available from the School District of Palm Beach County at (561) 434-8000.

	Elementary	Middle	High
Name	CLF – N/A		
Address			
City, State, Zip			
Distance			

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Part 6. Attachments

- A. PCN's, Legal Description and Warranty Deed (include Legal in PDF & Word)**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit, Property Appraiser List, and Labels**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes (include in PDF & Word)**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. Palm Beach County School District LOS Letter**
- P. Survey**
- Q. Text Amendment Application (Part 7, if applicable, in PDF & Word)**

Forms for Attachments B, C, D, and E are located on the web at:

<http://www.pbcgov.org/pzb/planning/Pages/Comprehensive-Plan-Amendment-Applications.aspx>

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ATTACHMENT F

Built Feature Inventory

Introduction

The subject site (PCN 00424327050580701) is located at the west side of Hagen Ranch Road at the intersection of Valencia Lakes Way and Hagen Ranch Road, approximately ½ mile south of Woolbright Road. The subject site is 8.94 acres and has several existing structures: a 2,018 square foot retail store and a 1,092 square foot office, as well as two additional wood frame buildings which are both approximately 1,000 square feet. In addition there are three small wood frame sheds on the property. While the use code for this property is 0100, indicating that it is single family, the property was previously a plant nursery.

A table breakdown of the subject property is included below:

Use	Approximate Size
Tropical World Way (Private Road)	10,000 square feet
Building Footprints	5,000 square feet
Nursery Area	336,883 square feet
Buffers (Native and Exotic Vegetation)	37,500 square feet
TOTAL	8.94 Acres- 389,383 square feet

Of the total 8.94 acres, about 10,000 square feet is a private road called Tropical World Way. Since this is a private roadway, this area could be developed. Approximately 37,500 square feet of the subject property is vegetated in the form of buffers, being a former nursery there is a wide variety of plant material; however, there are exotic plants which will need to be removed such as Australian Pine, Brazilian Pepper, Queen Palms, and others. There are native palms and young oaks on site mixed in with the exotic species. Since this is an abandoned nursery previous inventory has taken root, this includes Foxtail Palms and Bismarck Palms, among other species.

Overall, there was no sign of significant native habitat, rare or endangered species on the subject site. Because there is some native vegetation, an application will be filed with the Palm Beach County Environmental Resource Management Department before permitting to ensure their preservation or mitigation accordingly.



1 inch equals 100 feet

0 50 100
Feet

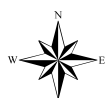
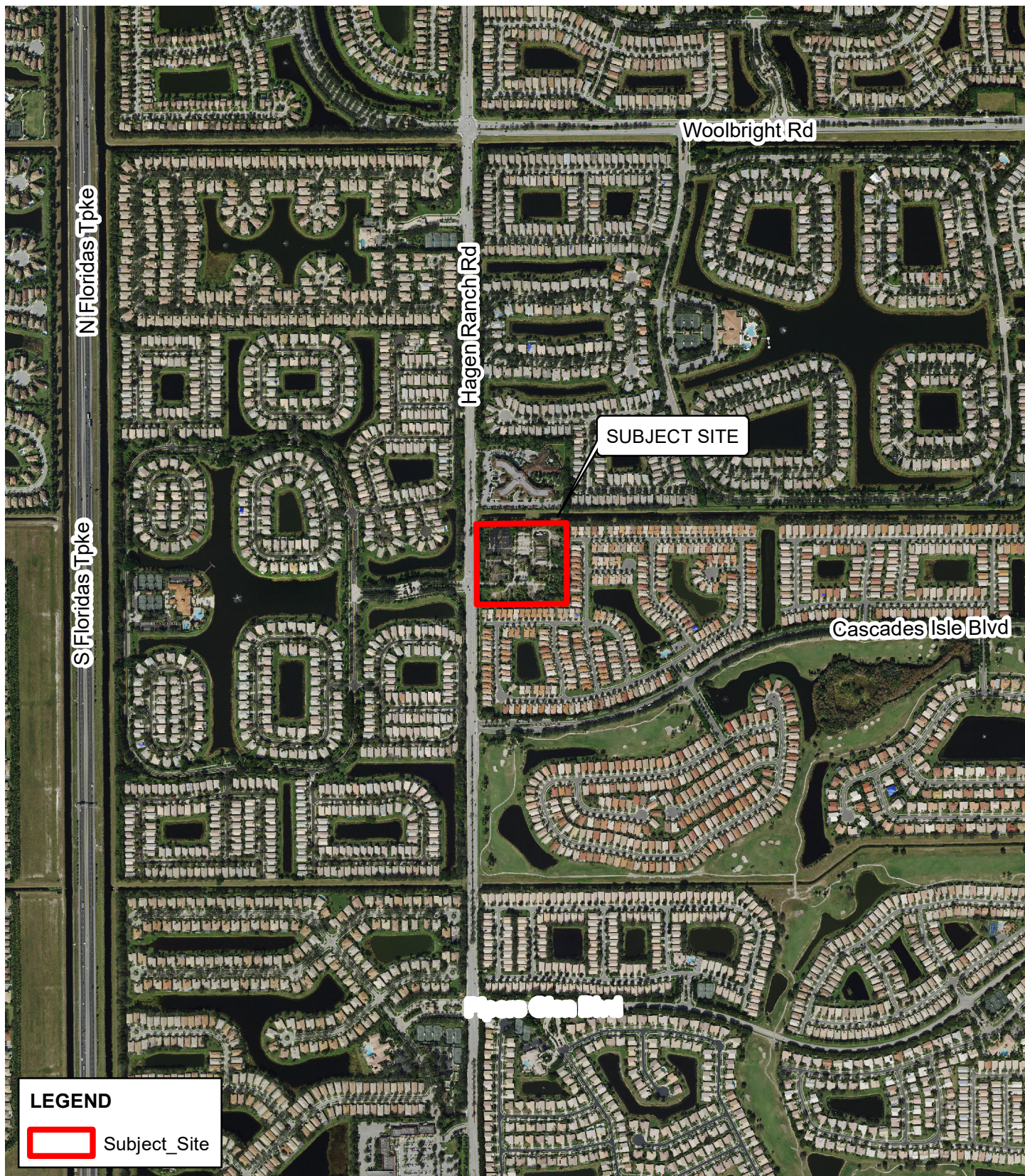
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ArcMap_Projects)
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Hagen Ranch - Kolter Built Features Map

Boynton Beach, FL

 **Cotleur &
Hearing**

1934 Commerce Lane • Suite 1 • Jupiter, FL • 33458
561.747.6336 • 561.747.1377



1 inch equals 1,000 feet

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Hagen Ranch - Kolter

Built Features Map

Boynton Beach, FL



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ATTACHMENT G

JUSTIFICATION STATEMENT

This proposed amendment to the Palm Beach County Comprehensive Plan Future Land Use Atlas concerns a parcel of land along Hagen Ranch Road between the western communities of unincorporated Delray Beach and Boynton Beach. The development of this site at the current density would allow for single-family homes.

The Applicant, KT Boynton Tropical, LLC ("Applicant") is requesting a small-scale amendment for the ±8.94 acres of land that previously received approval for a wholesale nursery. The proposed future land use atlas amendment impacts only one parcel – the subject property. The site has two buildings which provided office space for the operations and retail office for its customers. The current future land use of the subject property is Low Residential, 3 units per acre (LR-3). The Applicant is proposing to change this to the Congregate Living Residential with an underlying Low Residential, 3 units per acre (CLR/3). The proposed bed count associated with this amendment is based on 12 units per acre.

Introduction To the Site

The subject site, located on the east side of Hagen Ranch Road approximately ½ mile south of Woolbright Road in Unincorporated Palm Beach County. While this site is approved for a Wholesale Nursery, the property is not currently occupied. With the exception of a vacant 5.5 acres owned by Palm Beach County, the subject property is the last developable site along the Hagen Ranch Road corridor. Around the subject site are mostly other PUD communities, as well as a MUPD immediately to the north which provide senior living, and various public facilities.

The site is currently zoned as PUD (Planned Unit Development) with a LR-3 (low residential, 3 unit per acre) future land use designation. As proposed in this application for a future land use atlas amendment, it is requested that the future land use be changed from LR-3 to CLR (Congregate Living Residential) with an underlying LR-3 (low residential, 3 units per acre)(CLR/3). The subject site is situated along the east side of Hagen Ranch Road between Woolbright Road to the north and Pipers Glen Boulevard to the south with PCN 00424327050580701.

G.1. – FLUA Amendment

The following discussion is to establish consistency with the following factors 1 and 2:

1) The proposed use is suitable and appropriate for the subject site.

RESPONSE: The subject site is proposed to be used for a congregate living facility. The site is suitable and appropriate for this use. To the north of the site is another senior living facility and the remaining adjacent properties are all residential uses. In terms of planning principles, it is logical to establish a higher density

development which meets the specific needs of an aging population and is further a complimentary use amongst active adult neighborhoods. The use is not a high traffic generator but in fact it would be anticipated that most traffic would be from the coming and goings to the surrounding neighborhoods, with the exception of the facility's staff.

2) There is a basis for the proposed amendment for the particular subject site based upon one of the following:

- a. Changes in FLU designations on adjacent properties or properties in the immediate are and associated impacts on the subject site;**
- b. Changes in the access or characteristics of the general area and associated impacts on the subject site;**
- c. New information or change in circumstances which affect the subject site;**
- d. Inappropriateness of the adopted FLU designation; or**
- e. Whether the adopted FLU designation was assigned in error.**

RESPONSE: Palm Beach County has a deficit in congregate living facility beds for the county's seniors. This has created a change in circumstances which affects the subject site. The county's supply has not met the current demand. It is apparent from the failure of the site in developing under its existing FLU designation only reflects the inappropriateness of the adopted FLU designation. In the immediate area, there is not an immediate need for additional single-family homes; however, there is a need for this specialized care for seniors. The proposed change would be appropriate and compatible amongst the surrounding neighborhoods.

G.2. – Residential Density Increases

1) Demonstrate a need for the amendment.

RESPONSE: From a global perspective, conditions continue to change by the limited availability of reasonable housing for those most vulnerable – our seniors. In terms of good planning principals, the subject site offers enormous opportunity to provide much needed housing within a largely developed residential area. This not only provides convenience to existing residents but fills a great need of the ever-aging population. The facility is a low traffic generator as compared to an equivalent land use with the same residential density. Provision of senior care housing in close proximity to large residential communities will encourage local residents to access this local service and forego leaving the area to do so.

2) Demonstrate that the current FLUA designation is inappropriate.

RESPONSE: The existing LR-3 FLU encourages low-density, sprawling communities that result in inefficient and unsustainable use of land – known as urban sprawl. This special need housing requires a higher density to promote efficient and sustainable use of the land and operations to its residents. A low-density senior care facility would be unsupportable. As a piece of land which has largely been undeveloped since its creation, the failure to develop this land under the current FLU designation reflects the inappropriateness of the existing designation. The vacancy of the

site also demonstrates that the community no longer desires, and the market no longer supports low density development in this location. While the facility will have additional density in the form of beds, should this facility not be built, any other residential uses would be limited to the original 3 units per acre.

3) Provide a written explanation of why the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs cannot be utilized to increase density on the site.

RESPONSE: Consistent with reviewing FLUE Policy 2.4-b, the Transfer of Development Rights, Workforce Housing, and Affordable Housing Programs are insufficient based on the proposed use of this property. While a typical neighborhood can seek density increases through the above referenced programs, a senior care facility would not be able to comply with those programs' requirements and standards. Furthermore, the underlying density for residential uses remains at the original 3 units per acre. A different density calculation is utilized to determine bed count for this facility which is necessary for this use and this ideal location.

G.3. – Compatibility

The ±8.94 acre property is currently buffered from The Cascades, a single-family neighborhood which is immediately adjacent to the subject property along its south and east boundaries. There is further buffering along the north which is further separated from the adjacent MUPD by the Lake Worth Drainage District Canal L-27. The western boundary has an existing right-of-way buffer which is further separated from the Valencia Lakes neighborhood by Hagen Ranch Road.

The facility to be proposed in a subsequent zoning application will be sized to an appropriate residential scale and would provide living accommodations to existing residents in the immediate area and throughout central and south Palm Beach County. The facility is a low traffic generator comparable to an equivalent land use with the same residential density. Provision of senior care housing in close proximity to large residential communities will encourage local residents to access this local service and forego leaving the area to do so. Furthermore, an existing traffic signal along Hagen Ranch Road would be the primary and only access point for this development, which further limits conflicts and alleviates adverse traffic flows in and around the property.

G.4. – Comprehensive Plan

Consistency with the Comprehensive Plan

- FLUE Policy 2.1-f:

RESPONSE: From a global perspective, conditions continue to change by limited housing for those most vulnerable – our seniors. In terms of good planning principals, the subject site offers enormous opportunity to provide much needed housing within a largely developed residential area. This not only provides convenience to existing residents but fills a great need of the ever-aging population. The existing LR-3 FLU encourages low-density, sprawling communities that result in inefficient and unsustainable use of land – known as urban sprawl. This special need

housing requires a higher density to promote efficient and sustainable use of the land and operations to its residents. A low-density senior care facility would be unsupportable. As a piece of land which has largely been undeveloped since its creation, the failure to develop this land under the current FLU designation reflects the inappropriateness of the existing designation. The vacancy of the site also demonstrates that the community no longer desires, and the market no longer supports low density development in this location.

- FLUE Policy 2.1-g:

RESPONSE: The County is to provide a distribution of future land uses in the unincorporated area that accommodate the future population – that is not present here. There is a substantial insufficiency of senior housing within the county. Having a facility amongst other large residential communities is logical and convenient which is consistent with the intent of this policy.

- FLUE Policy 2.1-h:

RESPONSE: This policy discourages site specific FLUA amendments creating a piecemeal development pattern. From the surface this may seem to be piecemeal; however, the proposed senior facility would be immediately adjacent to a similar senior facility and by its own right creates a consistency between those properties at the very minimum. As discussed here and throughout this application, the proposed senior living is compatible and complementary to the surrounding residential uses.

Consistency with other elements

- Housing Element Policy 1.4-c: *The County shall provide for foster care, group homes and other special needs facilities to be permitted in residential neighborhoods. Farm worker housing is currently permitted in the Agriculture Reserve (AGR), Agriculture Production (AP) and Special Agriculture (SA) land use categories.*

RESPONSE: The subject site is surrounded by residential neighborhoods with a LR-3 land use designation and another congregate facility to the north. The proposal would allow additional beds which address a special need and further supports the provision of a special need facility.

- House Element Policy 1.4-d: *The location of special needs and farmworker housing shall be guided by the following principles and criteria. Special needs housing shall be located in proximity to the appropriate support infrastructure, services and facilities including Palm Tran and existing transportation disadvantaged programs. Special needs housing shall be permitted in all appropriate residential, commercial and institutional land use categories, through the use of group homes, Congregate Living Facilities (CLF's), accessory apartments and rental housing associated with places of worship...*

RESPONSE: The subject site is located within proximity of services and facilities (i.e. shopping, medical services, and entertainment) the would be utilized by residents of special needs housing, specifically a Congregate Living Facility. The site is located within 1.8 miles from Palm Beach County Fire-Rescue Station #44 and less than 2 miles from the nearest Palm Tran stop that is

within the service area of the Palm Tran Connection, which provides door-to-door travel assistance through existing transportation disadvantaged programs.

Conclusion

The proposed amendment to the Future Land Use Atlas, while allowing an increase in density in the form of beds, will not have any significant impacts which a traditional multi-family development may have since this proposed increase is specifically tailored to a congregate living facility. Within a 1-mile radius of the site, there are nearly 5,000 dwelling units for active seniors – where do these seniors go when they are no longer active? The logical location of the proposed site further supports the primary market area assumption that the highest percentage of residents of the proposed site would originate from the immediate area.



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



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printed on sustainable
and recycled paper

May 3, 2022

Cotleur & Hearing
1934 Commerce Lane Suite 1
Jupiter, Fl. 33458

Attn: David Milledge

RE: 7401 Tropical World Way
PCN 00-42-43-27-05-058-0701
Service Availability Letter

Dear Mr. Milledge,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to accommodate the existing FLU designation and the proposed FLU designation of Congregate Living Residential (CLR) with an underlying High Residential (HR-12)

The nearest point of connection is a 42" potable water main and a 42" sanitary sewer forcemain adjacent to the subject property within Hagen Ranch Road. Offsite improvements and a lift station will be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels
Project Manager

PROJECT: KT Boynton Tropical CLF, No. 17154
ENGINEER: Schnars Engineering Corporation
DATE: May 11, 2022

DRAINAGE STATEMENT

The subject parcel is located at 7401 Tropical World Way in Palm Beach County, Florida and contains 8.94 acres. The Property Control Number (PCN) for the subject parcel is: 00-42-43-27-05-058-0701. The property is currently zoned AR on the Palm Beach County Zoning Map. The applicant is requesting to change the designated zoning to a 256-unit CLF community which is consistent with the proposed land use.

This project is within the South Florida Water Management District (SFWMD) C-15 Drainage Basin and the surface water management system will be under the jurisdiction of SFWMD, Lake Worth Drainage District (LWDD), and Palm Beach County Land Development. The site is bounded on the north by the LWDD L-27 canal, the west by Hagen Ranch Road, the south and east by the Jones PUD community. The site is currently an abandoned nursery that is partially developed with a few small building structures, miscellaneous paved surfaces, an asphalt roadway, and storm drainage.

According to the Palm Beach County Roadway Production staff, the portion of Hagen Ranch Road right-of-way adjacent to the site is being handled by other developments and they will not require, for development approval, the adjacent right-of-way along the subject site, be included in the project's surface water management system.

According to SFWMD Permit No. 50-03666-P-02, the stormwater retention volume for the nursery use is provided in the existing on-site lakes of the adjacent Jones PUD community via an existing 24" concrete pipe and catch basin in a platted drainage easement located at the southeast corner of the property. Since the proposed impervious areas for this project are greater than the original permitted values, supplemental dry detention will be required.

Adequate storm water retention shall be provided on-site in the proposed supplemental dry detention area to protect the following: 1) the minimum finished floor elevation will be at or above the elevation 20.0' NAVD as specified in the South Florida Water Management District (SFWMD) Permit No.50-03666-P-02, the calculated 100 year - 3 day zero discharge storm elevation, the elevation specified by FEMA or 18" above adjacent road crown, whichever is higher, 2) the 25 year - 3 day routed storm event below the perimeter berm elevation, 3) the crown of the onsite roads will be designed above the 5 year - 1 day routed storm event elevation, and lake maintenance easements will be located above the 3 year – 1 day routed storm event.

According to SFWMD Permit No. 50-03666-P-02, stormwater water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or the first inch of rainfall, whichever is greater. This detention volume is provided in the existing Jones PUD lake system. Since the proposed impervious areas for this project are greater than the original permitted values, supplemental dry detention will be required. Currently, the site located in an impaired water discharge area and will require a pre-post nutrient analysis.

The on-site drainage system will consist of a series of catch basins and pipe which will direct runoff to the lakes. The on-site drainage system will be designed for a 3 year storm event.

According to SFWMD Permit No. 50-03666-P-02, the approved design elevations are as follows:

- Design water level = 14.50' NAVD
- Min. Crown of Road elevation = 17.75' NAVD
- Min. Perimeter Berm elevation = 18.65' NAVD
- Min. Finished Floor elevation = 20.00' NAVD

FEMA FIRM flood information: Community Pane No. 1201920770F. Date of FIRM Index: 10-05-2017. Flood Zone: "X"

SCHNARS ENGINEERING CORPORATION

Jeffrey T. Schnars, P.E.
Florida Reg. No. 46697
(For the Firm)
Civil Engineer
Certificate of Authorization No. 6640

Jeffrey T. Schnars, State of Florida, Professional Engineer, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 5/11/2022.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Fire Rescue

Chief Patrick J. Kennedy
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



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Official Electronic Letterhead

April 26, 2022

Coteleur & Hearing
Attn: David Milledge
1934 Commerce Lane Suite 1
Jupiter, FL 33458

Re: Fire Rescue Service Letter – PCN 00424327050580701

Dear Mr. Milledge:

Per your request for response time information to the subject property located at 7401 Tropical World Way. This property is served currently by Palm Beach County Fire-Rescue station #44, which is located at 6670 Flavor Pict Rd. The maximum distance traveled to subject property is approximately 2 miles from the station. The estimated response time to the subject property is 6 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this stations zone is 7 minutes 11 seconds.

Changing the land use of this property will have a significant impact on Fire Rescue, generating an estimated 290 calls annually.

If you have any further questions, please feel free to contact me at 561-616-6971.

Sincerely,

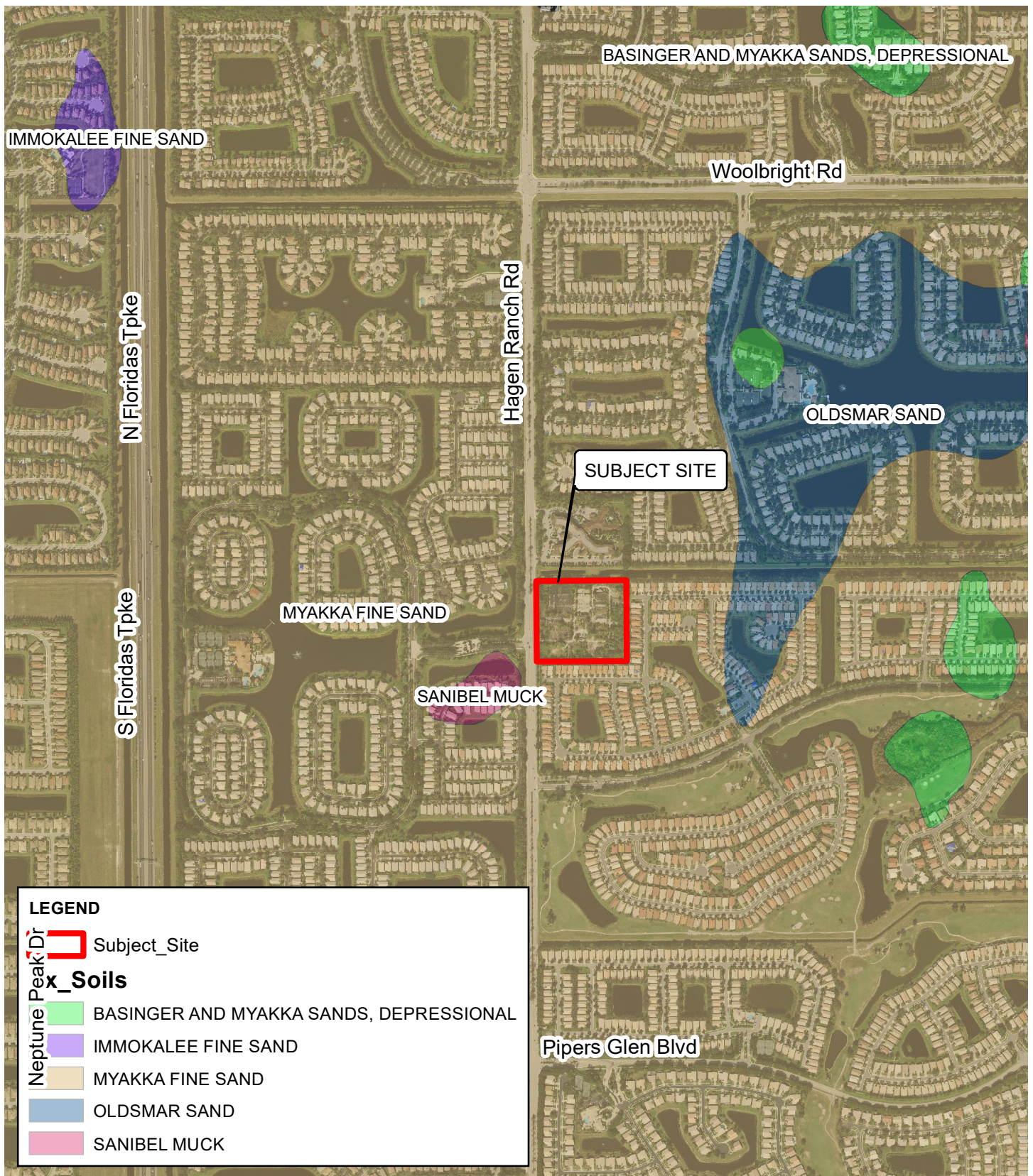
Alyssa Tagdharie, Planner
Palm Beach County Fire-Rescue



ATTACHMENT L

Natural Features Inventory

The accompanying Natural Features map shows the soils that underly the property (PCN 00424327050580701) has Myakka Fine Sand. Some native habitat exists along with numerous exotics, but there are no environmentally sensitive or protected plant or animal species.



1 inch equals 1,000 feet

0 500 1,000
Feet

Map Document:
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ArcMap_Projects)
AS 05/11/2022 -- 09:30:00 AM

Hagen Ranch - Kolter Natural Features Map

Boynton Beach, FL



**Cotleur &
Hearing**

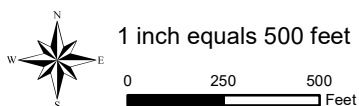
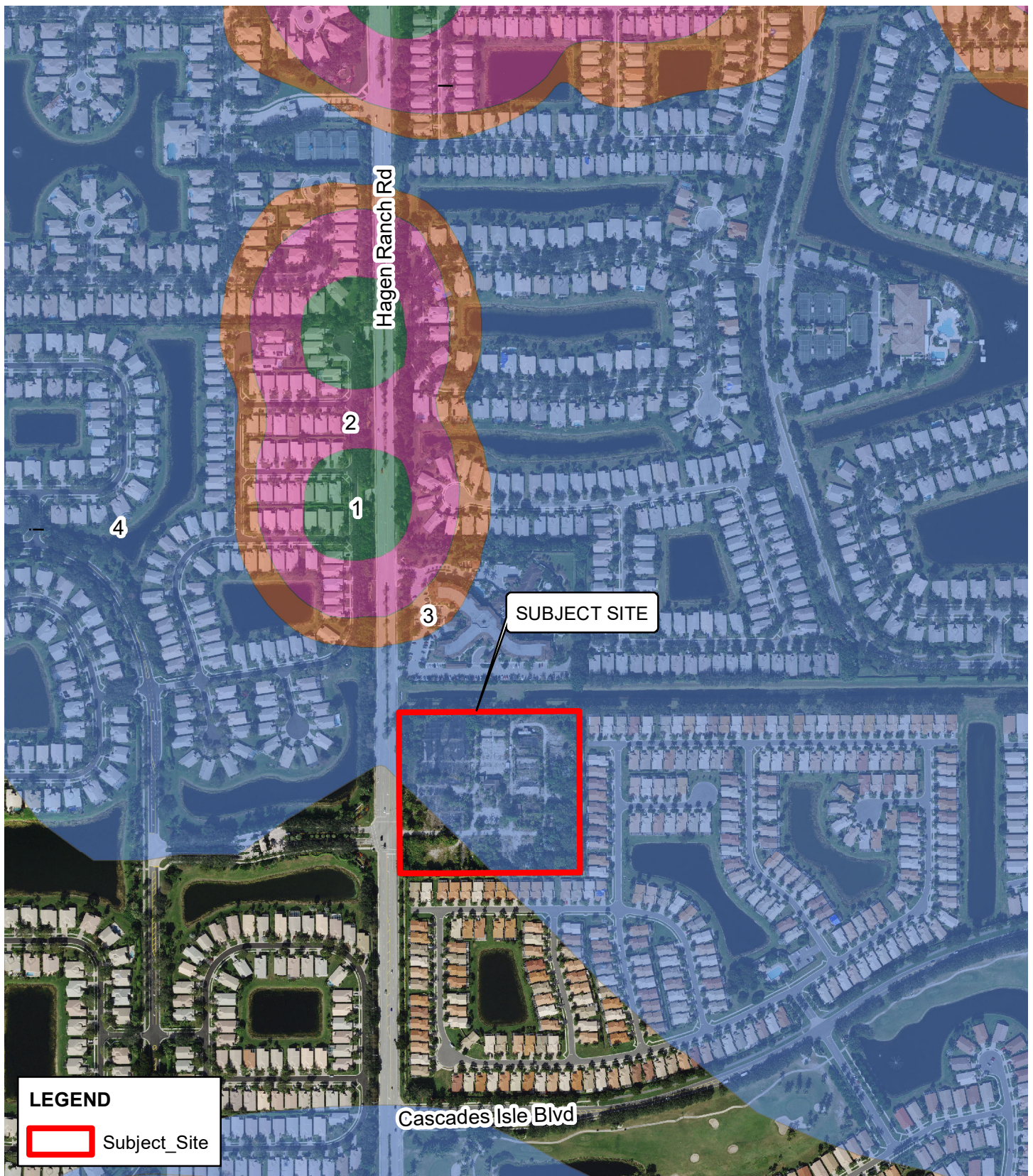
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561.747.6336 • 561.747.1377



ATTACHMENT M

Wellfield Zone

As displayed in the accompanying maps, the subject site partially lies within Wellfield Zone 4. The southwest corner of the property is not located within a wellfield zone. A context map is provided to show all zones in the area.



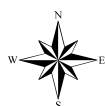
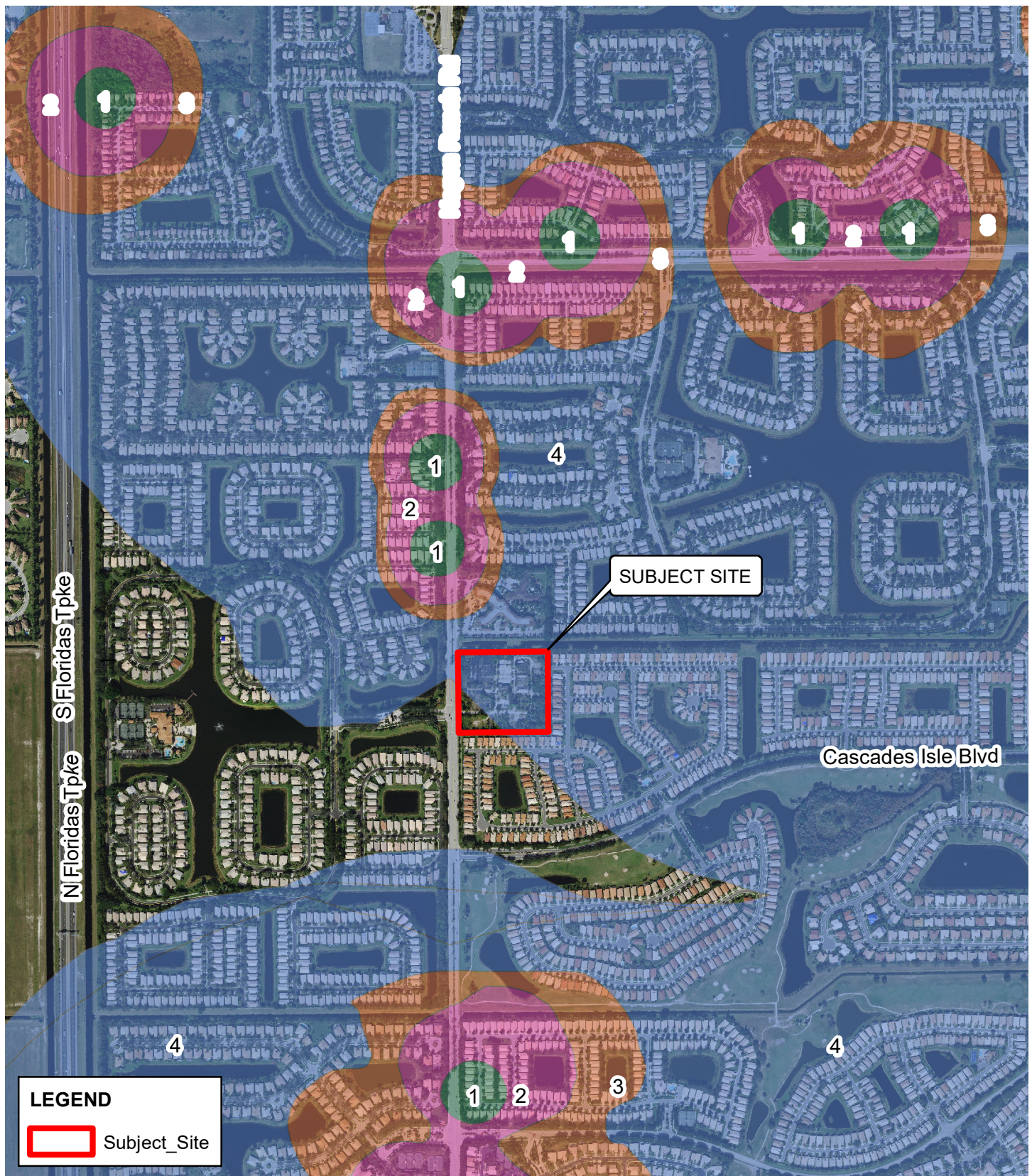
Map Document:
(F:\Projects Active\SVAP III Bluffs Square LLC\Maps and Graphics\ArcMap_Projects)
AS 04/22/2022 -- 10:30:00 AM

Hagen Ranch - Kolter Wellfields Map Boynton Beach, FL



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1 inch equals 1,000 feet

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AS 04/11/2022 -- 9:15:00 AM

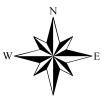
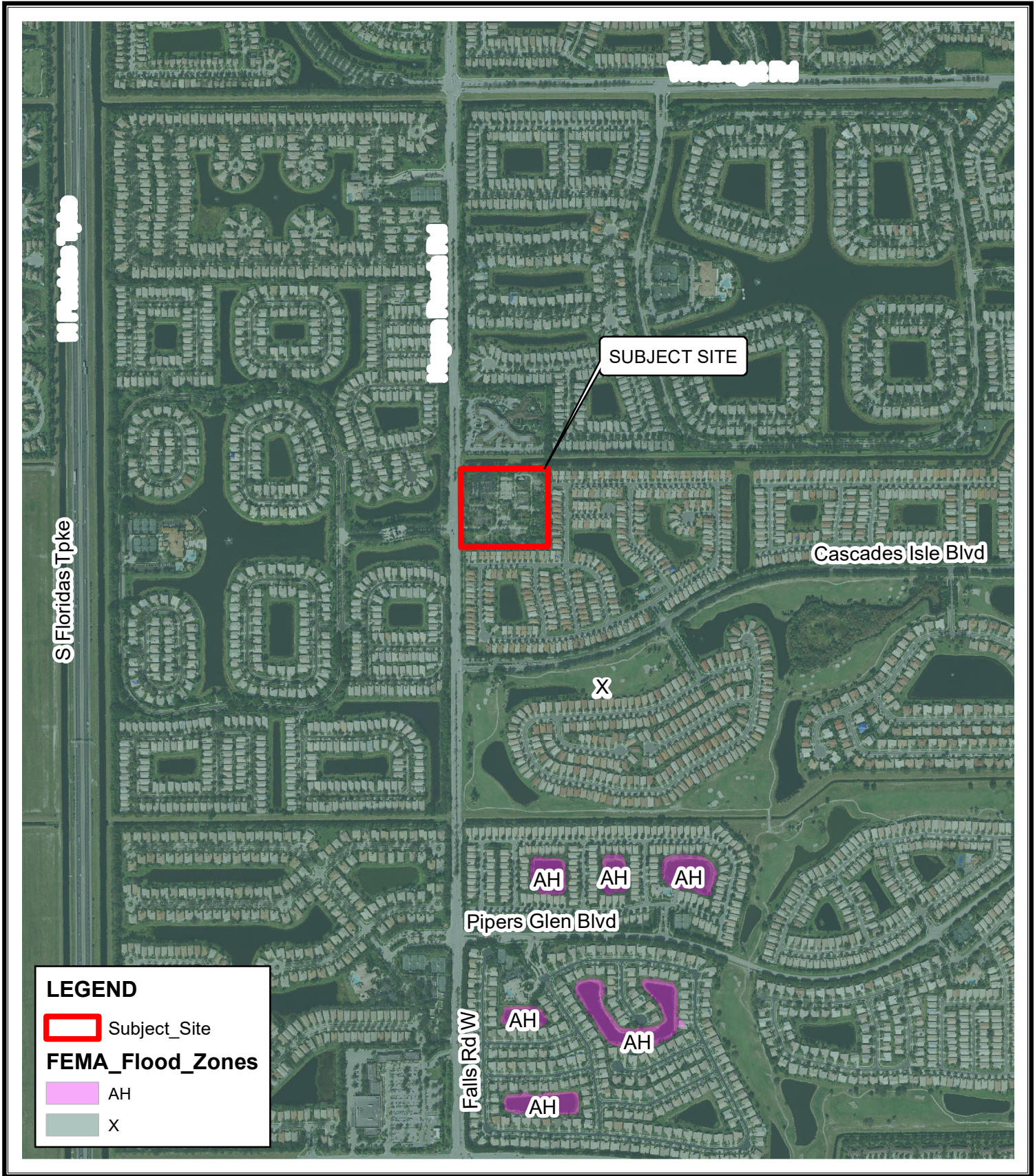
Hagen Ranch - Kolter Wellfields Context Map

Boynton Beach, FL



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1 inch equals 1,000 feet

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Feet

Map Document:
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ArcMap_Projects)
AS 05/11/2022 -- 09:30:00 AM

Hagen Ranch - Kolter FEMA Flood Zone Map

Boynton Beach, FL



**Cotleur &
Hearing**

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**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228

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April 25, 2022

David F. Milledge
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

**RE: Historical and Archaeological Resource Review for property
location: 7401 Tropical World Way, PCN: 00-42-43-27-05-058-0701.**

Dear Mr. Milledge:

This correspondence is in response to your request for a review of the above referenced property in regards to the identification of any cultural resources (historical and archaeological resources) located on or within 500 feet of the property.

Staff's review of the County's survey of historic/architecturally significant structures, and of properties designated for inclusion in the National Register of Historic Places (NRHP), has identified no new historic or architecturally significant resources on or within 500 feet of the above referenced property.

Staff review of the County's map of known archaeological sites has identified no new archaeological resources located on or within 500 feet of the above referenced property.

Lastly, should skeletal remains be encountered during construction, per Florida Statute 872, construction must stop around the remains and the local sheriff and medical examiner contacted.

Should you have any questions or comments, please contact me at (561) 233-5331.

Sincerely,

Christian Davenport MA, RPA
Palm Beach County Archeologist

cc: Kevin Fischer, Interim-Planning Director, PBC Planning Division
Bryan Davis, Principal Planner, CNU-A, PBC Planning Division

T:\Planning\Archaeology\County Departments\Planning\Land Use Amendments and Development Review\Cotleur&Hearing\7401 Tropical World Way_PCN-00-42-43-27-05-058-0701, Ltr 4-25-2022.doc